

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 16, 2003**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 16, 2003, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. DENNIS & PATRICIA CARROLL, VC 2003-BR-150 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 5.0 ft. with eave 4.6 ft. from side lot line. Located at 4623 University Dr. on approx. 10,916 sq. ft. of land zoned PDH-4. Braddock District. Tax Map 57-3 ((9)) 4.
- 9:00 A.M. STUART T. JEFFERSON, VC 2003-MV-135 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 18.2 ft. from front lot line and fence greater than 4.0 ft. in height in front yard. Located at 9207 Ox Rd. on approx. 1.08 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((1)) 12. (Moved from 12/2/03 to 11/18/03 per appl. req.) (Def. from 11/18/03 for notices)
- 9:00 A.M. CARL E. COX, TRUSTEE, VC 2003-MA-144 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 27.0 ft. with eave 24.0 ft. from front lot line of a corner lot and carport 4.4 ft. with eave 4.0 ft. from side lot line. Located at 6327 Lakeview Dr. on approx. 16,183 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((14)) 25.
- 9:00 A.M. JUAN S. AND ROSARIO JUSTINIANO, VC 2003-MA-148 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 23.0 ft. from rear lot line. Located at 7026 Roundtree Rd. on approx. 8,400 sq. ft. of land zoned R-4. Mason District. Tax Map 60-1 ((26)) 21.
- 9:00 A.M. ANDREW SHERIDAN, VC 2003-BR-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed Lot 1 having a lot width of 76.24 ft. Located at 4716 Wakefield Chapel Rd. on approx. 2.61 ac. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 285.
- 9:00 A.M. PATRICK AND KIMBERLY MEERE, TRUSTEES, VC 2003-SU-145 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 5.0 ft. with eave 4.2 ft. from side lot lines. Located at 4323 Cub Run Rd. on approx. 16,769 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 41A.

- 9:00 A.M. NEW LIFE CHRISTIAN CHURCH, SPA 01-Y-069 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 01-Y-069 previously approved for a church with child care center to permit change in permittee and site modifications. Located at 15113, 15117 and 15121 Lee Hwy. and 6611 Cedar Spring Rd. on approx. 11.27 ac. of land zoned R-C and WS. Sully District. Tax Map 64-2 ((2)) 1, 2, 2A and 64-2 ((3)) 21.
- 9:00 A.M. TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MT. VERNON, SPA 67-V-595 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend S-595-67 previously approved for a church with child care center to permit reduction in land area. Located at 5513 and 5521 Old Mill Rd. on approx. 3.64 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((1)) 4A and 4A1.
- 9:00 A.M. DAR-AL-HIJRAH ISLAMIC CENTER, INC., SPA 84-M-009-2 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 84-M-009 previously approved for a place of worship to permit a private school of general education. Located at 3159 Row St. on approx. 3.32 ac. of land zoned R-3 and HC. Mason District. Tax Map 51-3 ((1)) 19B. (Moved from 4/3/01 and 5/22/01). (Deferred from 7/17/01 and 10/30/01). (Deferred for decision only from 1/29/02, 7/2/02, 12/10/02, and 6/10/03)
- 9:30 A.M. T. WILLIAM DOWDY AND SHIRLEY M. HUNTER, TRUSTEES, A 2001-LE-023 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property is being used as a junk yard and storage yard, a portion of which is located in a floodplain, and that such activities are in violation of Zoning Ordinance provisions. Located on the W. side of Cinder Bed Rd., approx. .37 mi. N. of the Hill Park Dr. intersection on approx. 36.6 ac. of land zoned R-1. Lee District. Tax Map 90-4 ((1)) 6B. (Admin moved from 10/30/01 and 11/27/01) (continued from 1/22/02 and 4/30/02) (Def. for Dec. Only from 6/4/02 9/10/02 and 2/4/03) (admin moved from 5/6/03) (def from 5/20/03 and 10/7/03 for decision only)
- 9:30 A.M. CARLOS AND MALENA CABALLERO, A 2003-LE-047 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellants have installed a tennis court which covers more than 30% of the minimum required rear yard and includes a fence and a series of pole mounted light fixtures in excess of seven feet in height all in violation of the Zoning Ordinance provisions for accessory uses and structures. Located at 6435 Franconia Rd. on approx. 18,826 sq. ft. of land zoned R-2. Lee District. Tax Map 81-3 ((12)) 1.
- Admin.  
Moved to  
2/24/04 at  
appl. req.

**JOHN DIGIULIAN, CHAIRMAN**